

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

Received Kennebec SS.  
10/15/2009 8:24AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-HATHEWAY  
REGISTER OF DEEDS

67-28

**Know all men by these presents,**

That I, **MELISSA M. WINCHESTER**, of Augusta, County of Kennebec, State of Maine, for consideration paid, grant to **SARAH M. HUTCHISON** with a mailing address of 6 Pleasant Hill Drive, Waterville, Maine 04901, with Warranty Covenants, the following described property:

A certain lot or parcel of land, situate in the City of Waterville, County of Kennebec and State of Maine being more particularly bounded and described as follows, to wit:

Being Lot 13, as depicted on the recorded Subdivision Plan entitled "Ridge Road Development" recorded June 22, 1977 in the Kennebec County Registry of Deeds in Plan File No. D-77074. Reference is also made to the Plan entitled "Ridge Road Development" approved by the Waterville Planning Board on June 13, 1977 and recorded in the Kennebec County Registry of Deeds in Plan File No. D-761 15, Lot 13 is more particularly bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 13; thence heading Northeasterly and Northerly along the curved Pleasant Hill Drive right-of-way 155.59' (One hundred fifty-five and fifty-nine one hundredths feet) to an iron pin marking the most Northerly point of said Lot 13; thence heading S 38° 50' 46" E 314.36' (Three hundred fourteen and thirty-six one hundredths feet) along Lot 12 to an iron pin marking the most Easterly point of said Lot 13; thence heading in a Southwesterly direction along curved Interstate 95 right-of-way 170.00' (One hundred seventy and no one hundredths feet) to an iron pin marking the most Southerly point of said Lot 13. Curve Radius 3694.72' (Three thousand six hundred ninety-four and seventy-two one hundredths feet) on property line; thence heading N 33° 22' 05" W 255.83' (Two hundred fifty-five and eighty-three one hundredths feet) along Lot 14 to the beginning pin.

The above lot is hereby conveyed subject to all easements and rights-of-way of record including those granted to the Waterville Sewerage District and the Kennebec Water District and including those depicted on the Ridge Road Development Subdivision Plans referred to above.

The above lot is also conveyed subject to all restrictions and covenants of record including the following:


Declaration of Deed Restrictions for Ridge Road Development dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93; and Maine Department of Environmental Protection Findings and Orders recorded in the Kennebec County Registry of Deeds in Book 1931, Page 1, Book 1941, Page 28 and Book 1941, Page 108.

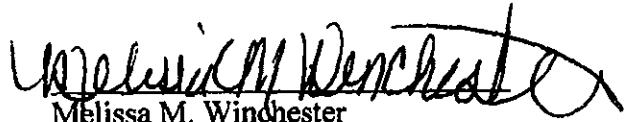
Meaning and intending to convey the same premises conveyed to the grantor herein by deed of Melissa M. Winchester, mortgagee, dated April 30, 2009 and recorded in the Kennebec County Registry of Deeds in Book 10060, Page 110.

**IN WITNESS WHEREOF**, Melissa M. Winchester has set her hand and seal

② *Brian Winchester*

this 14<sup>th</sup> Day of October, 2009.

  
Witness

  
Melissa M. Winchester


STATE OF MAINE  
Kennebec, ss.

October 14, 2009

**THEN PERSONALLY APPEARED** the above named Melissa M. Winchester  
and acknowledged the foregoing instrument to be her free act and deed.

Before me,

**Brian P. Winchester**  
Attorney at Law  
Maine Bar No. 3077

  
Brian P. Winchester  
Attorney at Law, Bar No. 3077